



## **Stages 2 - 6 Design Guidelines**

Emerald Hills – A natural masterpiece

## **Version 1: 14 July 2016**

*Version Information:*

*1: Original*

## **DISCLAIMER**

Information contained in these Guidelines is given with care but without responsibility. Please refer to the actual wording of all Covenants and other documentation contained in the sale contract, and Camden Council DCP 2011.

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## 1. Introduction

### **Vision Statement**

Seldom are there opportunities to establish residential environments that can effectively marry the natural assets of a site, with the desire to establish living areas with high amenity.

Emerald Hills, however, is one such opportunity. The attributes of the site provide the opportunity to generate a distinctive residential environment that is located within a comfortable, inviting natural setting. This contributes not only to personal quality of life, but also the character and sense of place that Emerald Hills can offer.

The vision for Emerald Hills therefore is a residential environment that respects the scenic quality of its setting, that promotes environmental sustainability and that, simultaneously, establishes a residential environment distinguished by attractive streetscapes, a high standard of amenity and a distinctive character.

### **The Purpose and Aims of the Guidelines**

These building design guidelines have been presented to you to assist you and your home designer or architect, and your builder, in the design of your home and garden.

The guidelines are intended to enhance the relationship between your home and that of your neighbours' to provide the quality environment that you seek.

Importantly, adherence to these guidelines by all purchasers of land in Emerald Hills will contribute to the protection of the environmental values and scenic beauty of the area.

Both of these aims will not only enhance your amenity and quality, they will also give you confidence that well designed quality houses will be built throughout the rest of the Estate, thereby providing protection for your lifestyle and your investment.

You will also, as a result, be contributing to sustainable development practices, preserving and enhancing our natural environment.

Consequently it is in your best interests to adhere, and be committed, to the implementation of these Guidelines.

Please take the time necessary to ensure your home is designed to complement the unique features of Emerald Hills and your life style. Emerald Hills is a special place, and your attention to detail can add to that sense of place with careful design, colour, orientation and landscaping that will enhance the relaxed atmosphere of the community.



## How the Guidelines Work

When you purchased a home site in Emerald Hills, you entered into a contract that contains special conditions (Covenants) that are attached to the title of the land. The Covenants control essential house design aspects within Emerald Hills and the ongoing amenity of the Estate.

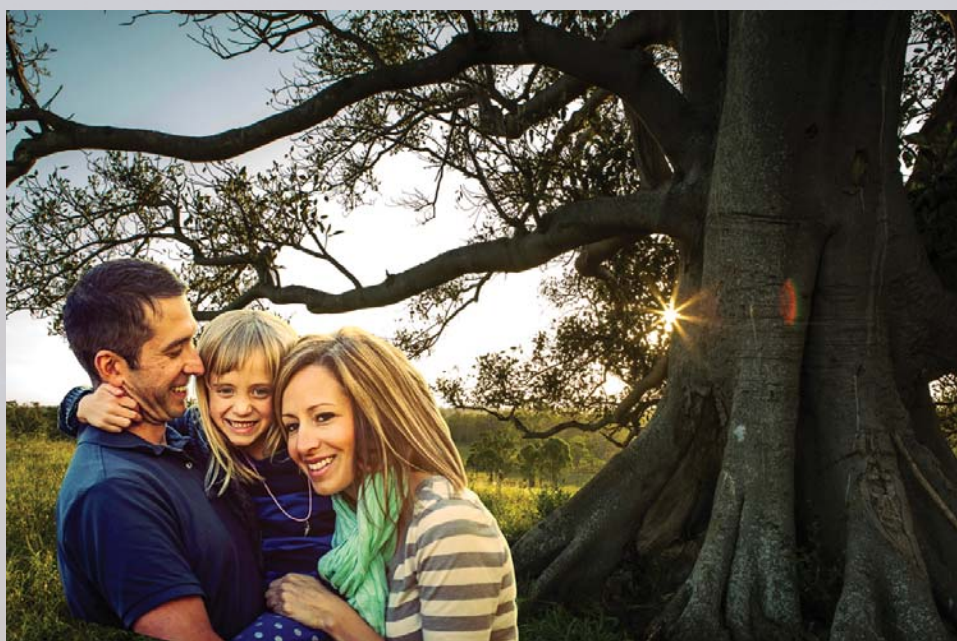
These design guidelines have been presented to you to assist you and your home designer or architect. They summarise and collate the principal requirements contained within the covenants and your sales contract documentation. You should consult these documents for details, legal wording and to confirm that all matters have been addressed.

The design guidelines apply to all new development in Emerald Hills and all development should comply with these guidelines.

These guidelines complement the requirements of Camden Council in its Camden Development Control Plan (DCP) 2011 where the DCP is relevant.

You should let your home designer and builder know that Emerald Hills has special covenants and guidelines, so that they can design your house and suggest external colours accordingly.

If you, or your home designer, has any queries regarding the guidelines, please contact us, Macarthur Developments, at the Sales and Information Centre.



## **Other Applicable Controls: Complying Development Certificate or Development Application Pathways**

There are two alternative pathways that can be taken to obtain development approval for your home. Each pathway has other additional controls. Your builder or home designer / architect can advise you on which approach is appropriate for your development. The pathways are:

### **Complying Development**

Complying development is a combined planning and construction approval for development that meets pre-determined development standards. Determination of a complying development certificate (CDC) relies on a code-based assessment. Camden Council or a private accredited certifier can issue a CDC. Where an application for complying development meets the specified development standards in the State Environmental Planning Policy (Exempt and Complying Codes) 2008 (the "Codes SEPP"), or council's complying development controls, it must be determined within 10 days of lodgement (unless an extension is mutually agreed to).

Please visit '[www.housingcode.planning.nsw.gov.au](http://www.housingcode.planning.nsw.gov.au)' for a copy of the Codes SEPP, its development standards and more information on complying development.

### **Development Application**

Where your dwelling design is unable to meet the development standards in the Codes SEPP, you will need to lodge a Development Application (DA) with Camden Council. The DA must address how your development complies with the merit-based controls in Council's Development Control Plan (DCP).

Sections C13.12 and D 2.3.10 of the Camden DCP 2011 present controls that are specific to Emerald Hills. They are also contained within the 88B instrument that forms part of your contract. They must be read in conjunction with the controls in section D2.1 and D2.2 of the DCP.

Note that only Council can approve a DA. Any variations to Council's DCP controls will need to be requested from Council and any variations to the controls are at Council's discretion.



*You can choose the approval pathway for your home*

## 2. Site Planning

### General

The following criteria are to be considered in the planning of the use and development of your home site:

- Maximising your residential amenity;
- Capitalising on prevailing breezes and views;
- Achieving good solar access to principal rooms and private open space;
- Minimising cut and fill and landform modification;
- Minimising the visual impact of driveways, off street parking and garages;
- Enhancing visual and acoustic privacy for both your home and that of your neighbours’;
- Orienting dwellings to address the street; and
- Enhancing Estate vistas to parklands and neighbouring and distant hills.



*You should aim to maximise views from Emerald Hills wherever possible*



### 3. Building Style and Colours

Emerald Hills adjoins Campbelltown's Scenic Hills area to the east. Campbelltown and Camden Councils' joint vision is to preserve the landscape value of the Scenic Hills as a green belt between the two urban areas. To assist in promoting the character of the Scenic Hills Area, controls on preferred colour schemes for homes in particular parts of Emerald Hills have been adopted. They are contained in the 88B instrument and are also contained in Part C13.12 of the Camden DCP 2011. These are:

1. These requirements apply to dwellings generally in the area indicated in Figure 1.
2. Dwelling materials and colours shall adopt darker, recessive toned colours such as dark browns, dark greens, dark greys and charcoal, and utilise non-reflective surfaces for both wall and roof cladding.
3. Utility and ancillary structures shall adopt darker, recessive toned colours such as such as dark browns, dark greens, dark greys and charcoal, along with non-reflective surfaces.
4. Road verge/street tree planting shall adopt hardy dark-leaved evergreen trees with good canopy cover.



**Figure 1: Building Style and Colour Control Area**



## 4. Retaining Walls

Retaining walls have been provided at the boundaries of some lots to minimise the need for you construct your own. The location of retaining walls is indicated on your Lot Sales Plan.

Access for maintenance is secured through easements on the title of your, and your neighbours' land. The easement terms in the contract documentation describe the obligations placed upon you and your neighbour with regard to maintenance, access for maintenance, support and alteration.

To maintain the integrity and visual contribution of the walls to the character of the Estate the following controls apply to all existing and any proposed walls:

1. All retaining walls are to remain as constructed on site with minimal interference and no alteration. If any work for maintenance or other purpose is required to the retaining walls, the existing blocks must be recycled or replaced and/or supplemented with blocks of the same style, material and colour (being reinforced blockwork, sandstone colour with rock face finish; "Locabloc®" or similar matching product).
2. The provision of additional retaining walls is discouraged. However, if any additional walls are desired they should be limited to side and/or rear boundaries and constructed of materials comprising reinforced block work, sandstone colour with rock face finish ("Locabloc®" or similar matching product).
3. Additional retaining wall controls are provided in the Camden DCP 2011.

## 5. Fencing

As a result of the topography of the land, the visual contribution of fencing to the character and amenity of Emerald Hills is significant. Therefore a fencing theme has been adopted and design guidelines apply to the erection of fencing within certain lots.

Where side and / or rear boundaries of lots are visually prominent within Emerald Hills (such as corner lots or where lot boundaries address parkland), Macarthur Developments has either erected the fencing at no cost to you, or requires your compliance with these guidelines in your erection of your fencing. This approach ensures an attractive and consistent visual theme for fencing is maintained. The locations of these lots are illustrated in Figure 2.

Should your lot include fencing already provided by Macarthur Developments, details of your obligations with regard to the fencing are contained in the easement terms in the contract documentation.

To maintain the integrity and visual contribution of the fencing to the character of Emerald Hills the following controls apply:



**Figure 2: Visually Prominent Lots Where Estate Fencing on Side or Rear Boundaries has been Provided or is Required.**

## Fencing Constructed by Macarthur Developments

1. Fencing that has been constructed by Macarthur Developments cannot be altered or removed, and must be maintained in good repair.

## Estate Fencing Specification

2. Should any works for maintenance, repair or replacement of existing fencing be required, or where fencing is required to be constructed by you if you have a lot indicated in Figure 2, the fencing shall be constructed to match the adopted fencing theme for the Estate. This comprises a combination of reinforced block work, sandstone colour with rock face finish ("Locabloc® or similar matching product) and Lysaght Smartascreen® colour "Grey Ridge" in accordance with the following specification:
  - (a) in locations where there is no existing retaining wall, a suitably engineered footing incorporating two visible courses of blockwork, sandstone colour with rock face finish ("Locabloc® or similar matching product), and Lysaght Smartascreen® colour "Grey Ridge" with a panel height trimmed to suit a maximum wall height of 1.8 metres; and
  - (b) vertical reinforce block work piers, sandstone colour with rock face finish ("Locabloc® or similar matching product) at a maximum spacing of two standard colorbond steel fence panels or 4.8 metres, whichever is the maximum. Vertical Piers shall be of plan dimension 0.4 m x 0.4 m and maximum height 1.8 m, constructed integral to the lower block work courses.



*Illustration of Required Fencing with Base Course (if no retaining wall)*



## **Fencing of Lots on Corners Shown in Figure 2.**

1. On corner lots where there is no existing fencing provided by Macarthur Developments, you may nominate which frontage to locate your 1.8 metre fence, or any fence that is proposed to be higher than 1.0 metre (that is, the fence that will provide privacy and security to your rear garden area).
2. Should the nominated frontage for your fencing also include your driveway access to your garage, the fencing and any gate that encloses your driveway or rear garden area shall be constructed of the materials, style and colours in the specification above.
4. Additional fencing controls are provided in the Camden DCP 2011.

## **Fencing of Other Lots**

1. Elsewhere within Emerald Hills, home owners are encouraged to adopt the materials, style and colours in the specification above in order to reinforce the desired visual character for Emerald Hills.
2. Otherwise, all fencing shall:
  - not exceed 1.8 metres in height on side and rear boundaries and 1.0 metre at the front boundary;
  - be constructed of materials comprising brick, masonry, colorbond® steel, lapped and capped stained timber or lapped and capped pine impregnated with copper chrome arsenate (commonly known as "treated pine"); or
  - be constructed of concrete bricks and/or concrete blocks where that fence is fixed to retaining walls and posts located on the boundary of the lot and:
    - (a) cement rendered and painted;
    - (b) coated with cement using the process commonly known as "bagging" and painted;  
or
    - (c) is coated using the product known as "Granasite" or "Granatex" or any in the manner recommended by the manufacturer of the product used.
3. Additional fencing controls are provided in the Camden DCP 2011.

## 6. Activities and Use of Your Land and Home

In order to protect your amenity and that of your neighbours, and the character of Emerald Hills, requirements have been adopted to guide how you use your land. These requirements are in addition to the town planning requirements imposed by Camden Council and you should consult Council if you have any proposal for the use and development of your land that are not addressed in these guidelines.

### Dwelling Construction

1. Construction of your home must have substantially commenced within twelve months after the Acquisition Date (Construction Commencement Date) and construction must be completed within twenty four months of the Acquisition Date.

### Uses and Activities

2. No dwelling (or part of a dwelling or lot) shall be used as a display home or used for the purpose of displaying, marketing, advertising or promoting the construction of homes other than within any Lot nominated by Macarthur Developments from time to time.
3. No animal breeding or prolonged vehicle maintenance activities (whether commercial or otherwise) shall be undertaken within any lot.

### Vehicle Parking

4. No truck or commercial vehicle of more than three and a half (3.5) tonnes TARE shall be parked or garaged on any lot or any property or public street.
5. Any caravans, trailers, mobile homes, transportable dwellings or boat trailers should be parked behind the building line (a drive through garage solves this problem).

### External Structures and Outbuildings

6. Radio masts, air conditioning units, satellite dishes and garden sheds shall be constructed or erected in locations that are not visible from any adjoining street or parkland.
7. Any building constructed on a lot in addition to the dwelling and any garden shed shall be of a design that complements the dwelling and is constructed of the same or similar materials to those used in the dwelling.

### Padmount Substations

8. Where your lot adjoins an electrical substation you should consult the documentation in your sale contract to identify if any special requirements apply to the design of your home and use of your land.

## 7. Subdivision

In order to protect the amenity of your neighbours there are restrictions on the subdivision of your land as presented in your sale contract. You cannot subdivide your property within ten years of the date of the registration of the plan of subdivision that created your lot to create a separate title unless you:

- (a) provide all necessary plans and documents that relate to the Subdivision to Macarthur Developments; and
- (b) obtain the consent of Macarthur Developments to the Subdivision (which may be refused or granted with conditions at the discretion of Macarthur Developments).

## 8. Landscaping and Public Areas

For everybody's benefit, an attractive streetscape and appropriate site landscaping should be established and maintained after homes have been built and occupied. To achieve this, the following guidelines apply:

### Site Landscaping

1. The front areas of all dwellings should be landscaped as a priority so that Emerald Hills takes on an established appearance quickly. A high standard of landscaping is required to complement the landscaping that will be planted by the Macarthur Developments.
2. You are required to landscape the area from the kerb to the front building line of your home; and if your lot has frontage to two or more roads, the area from the kerb adjoining the side of the property to the side fence of the property, or if there is no such fence, to the corresponding building line of the Home.
3. The landscaping referred to above must include a combination of grass that has been turfed (as opposed to seeded); garden beds; and trees and shrubs. Establishing lawns from seed or runners is not preferred as it can take some time to properly establish.
4. Any driveway on the property must be constructed in accordance with the requirements of Camden Council and any pathways to the dwelling should be constructed of the same or complementary materials to the driveway or dwelling.



5. Site landscaping shall be completed within 2 years of the acquisition date of the property.
6. In the period between acquisition of your property and the time you commence home construction, and during construction, you must not allow your property to fall into disrepair or be kept in an untidy condition. Your lot should be maintained in a clean and tidy condition, free from the accumulation of rubbish, graffiti and excessive weed and vegetation growth.

### **Street Trees and Footpaths**

7. Any existing street trees and / or footpaths in any road verge or parkland adjoining your lot shall be protected during home construction to avoid any unnecessary damage.
8. Please note that Macarthur Development may elect to construct a footpath within the road verge adjoining and outside the boundary of your property at a time of its choosing after the majority of dwellings have been constructed and occupied within your road. You should liaise with Macarthur Developments to ensure that any landscaping you propose in the frontage to your dwelling anticipates and can accommodate any future verge footpath.

### **Damage to Verges, Parklands and Other Areas outside Your Lot**

9. Any damage caused to any land outside of your property (including any improvements on that land) as a result of the conduct of the works required to be carried out by you or your builder must be repaired at your cost.
10. Existing street planting should be retained and should not be replaced by other species. Where a tree is damaged, it must be replaced with the same species with the same size at your cost.
11. In any circumstances above, you must liaise with representatives of Macarthur Developments to ensure that appropriate standards and quality of rectification and repair are achieved.

## 9. Acoustic Treatment

To protect residential amenity from road noise some dwellings must be designed to comply with the acoustic treatment requirements of Camden Council's Environmental Noise Policy as amended by, and/or including any additional requirements imposed by, any conditions of the subdivision development consent

To assist in this goal, the principal outdoor area of your dwelling should be located away from any adjoining road.

Lots that may be subject to the policy are illustrated in Figure 3.

You should refer to the conditions of the development consent from Camden Council as they relate to the requirements for acoustic treatment. This information can be provided to you by Macarthur Developments.



**Figure 3: Lots Requiring Acoustic Treatment (Refer to Sale Documentation)**

## 10. Broadband Connectivity

Emerald Hills enjoys access to high speed broadband service provided by NBN Co. You must ensure that your home is constructed in compliance with NBN Co's Residential Preparation and Installation Guide so as to ensure that your Home is connected to the telecommunications network installed as part of the Development in accordance with that guide. The most current version of the guide can be found on NBN Co's website: [www.nbnco.com.au](http://www.nbnco.com.au).

## 11. Environmental Sustainability

Macarthur Developments encourages home owners to adopt building design measures that can assist in environmental sustainability. You should consult your building designer to acquaint yourself with both the obligations placed upon you by Government regulations, and also other potential opportunities to further improve sustainability. Such opportunities can include:

- Homes that are sited and designed to maximise solar access to north facing windows of principal rooms;
- The provision of deep eaves, pergolas, verandahs and appropriate landscapes species that provide shade in summer to north facing walls, windows and outdoor areas;
- Homes that are oriented and designed to capture prevailing breezes and maximize cross flow ventilation;
- Maximisation of use of lighting, fittings and appliances that comprise energy efficient high star rated models;
- The fitting of a rainwater collection and reuse system.
- Maximisation of water efficient appliances, fixtures and hardware.
- Landscaping that comprises low water consuming plant species.



**Macarthur Developments is a company owned by local Camden Families. We create communities in the very areas we ourselves have lived and worked for generations. That is our commitment and obligation to the people of the Macarthur area.**

**The team behind the name has a heritage in Macarthur stretching all the way back to the 1920s.**

**We're passionate about creating the best places for people to call home, master planned communities without compromise.**

**We're very proud of Emerald Hills...a Macarthur Developments tradition...from our family to yours.**



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